

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
484-3333
J. Robert Haines
Zoning Commissioner

March 20, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the Cour Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland is follows:

Petition for Zoning Variance
CASE NUMBER: 89-435-A
15 Ohio Avenue, 135' W c/l Washington Street
2922 Ohio Avenue
13th Election District - 1st Councilmanic
Petitioner(s): Donald J. Fleming
HEARING SCHEDULED: THURSDAY, MAY 4, 1989 at 2:00 p. m.
et.

Variance to allow an accessory building (garage) to be setback 5 ft. from the centerline of an alley in lieu of the minimum 15 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

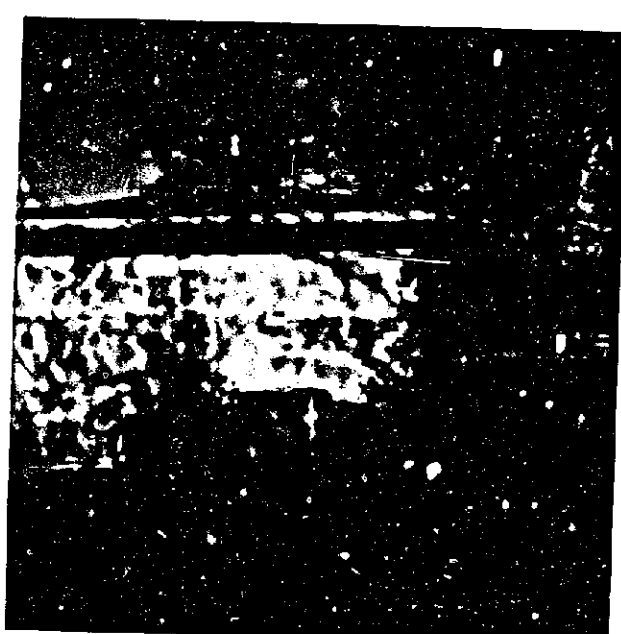
J. Robert Haines
Zoning Commissioner of
Baltimore County
cc: Donald J. Fleming
File



Dennis F. Rasmussen
County Executive



GREEN MAPLE



GARAGE ON PROPERTY LINE

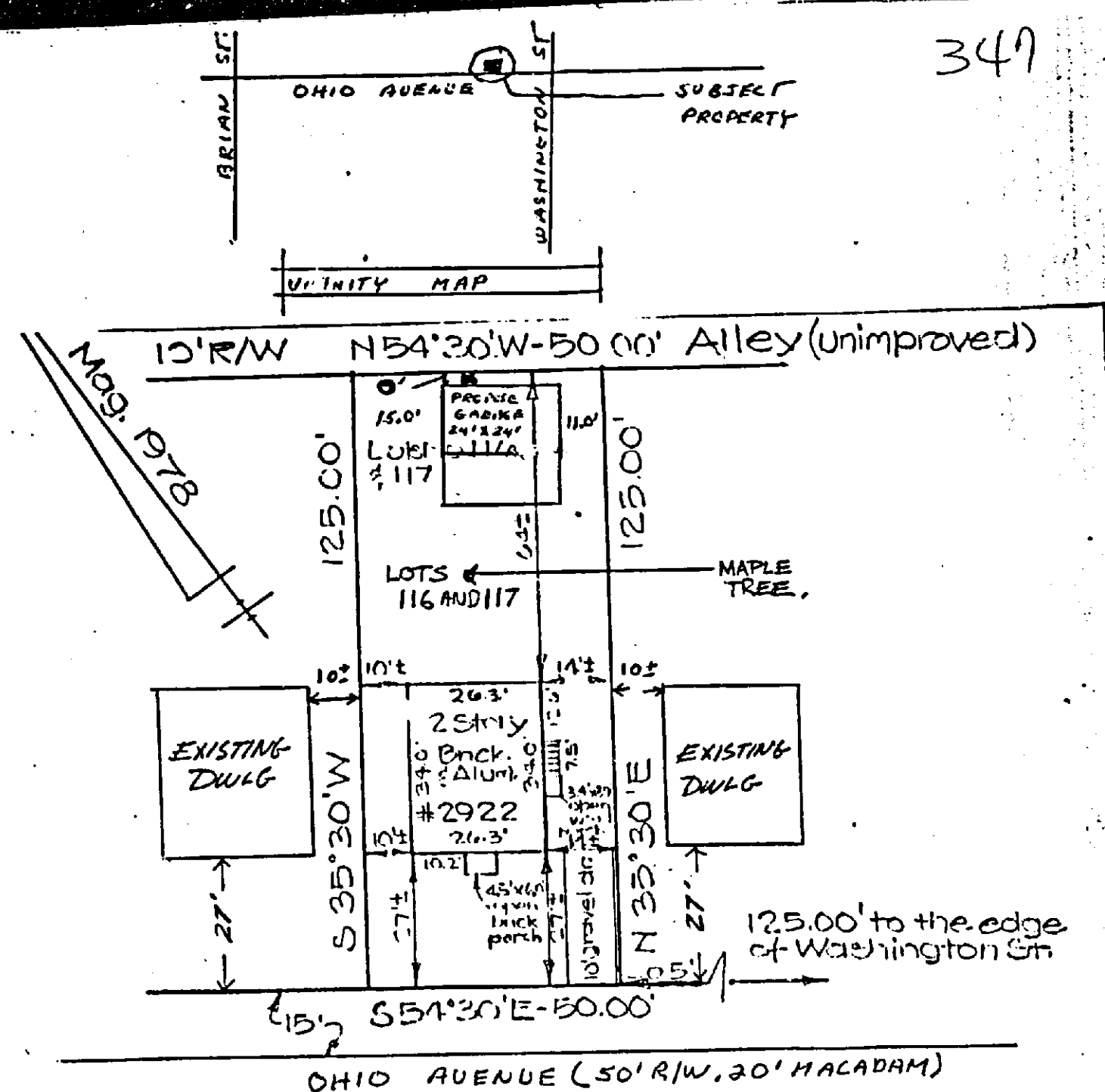


5 FEET BETWEEN FENCES



EXISTING DRIVEWAY

PETITIONER(S) EXHIBIT (2)



PLAT FOR ZONING VARIANCE
OWNER - DONALD J. FLEMING
DISTRICT 13, ZONED DR 5.5
SUBDIVISION - BALTIMORE HIGHLANDS
LOTS 116 & 117 BLK. E. ROCKMERE FOLIO 379
EXISTING UTILITIES IN OHIO AVE.
SCALE: 1" = 30'

LOT SIZE: 6,250 SQ. FT.
.143 ACRES

PETITIONER'S
EXHIBIT 1

OWNERS WILL TAKE FULL RESPONSIBILITY
AS TO THE INFORMATION PROVIDED ON
SAID PLAT PREPARED BY BALTO. CO.
OWNER: Donald J. Fleming
DATE: 3/16/89

89-435-A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
1st day of March, 1989.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Donald J. Fleming
Attorney: _____
Received by: _____
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 17, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Donald J. Fleming
2922 Ohio Avenue
Baltimore, MD 21227

RE: Item No. 347, Case No. 89-435-A
Petitioner: Donald J. Fleming
Petition for Zoning Variance

Dear Mr. Fleming:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINTARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyke
JAMES E. DYKE
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Fire Department
Towson, Maryland 21204-2586
484-4500

Paul H. Reincke
Chief

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: Donald J. Fleming
Location: N Side of Ohio Avenue
Item No.: 347

Zoning Agenda: February 28, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] 3/17/89
NOTED & APPROVED: [Signature]
Planning Group
Special Inspection Division
Fire Prevention Bureau

/j1

Ms 2 2 2

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: April 21, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMENTS

Case No. 89-435-A
Item No. 347

Re: Donald J. Fleming

The Petitioner requests a variance to allow an accessory structure (garage) to be located 5 feet from the center line of an alley in lieu of the required 15 feet. In reference to this request, this office offers no comment.

A:5489.txt pg.3

cc: Donald J. Fleming
4/25/89

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: John Reisinger
Permits & Licenses

August 14, 1989

FROM: John L. Lewis
Zoning Office

SUBJECT: Zoning Case #89-435-A

This correspondence is in reference to the Order in Zoning Case #89-435-A which granted relief from a setback requirement listed under S.400.2, B.C.Z.R., permitting an accessory building (garage) to be set back 5 feet from the centerline of an alley in lieu of the minimum of 15 feet.

I discussed this situation with J. Robert Haines, Baltimore County Zoning Commissioner, who states the fact that this situation, which created a 0-foot lot line setback condition, was shown on the petitioner's exhibit and the Order as granted has the force and effect of a 0-foot line variance.

JLL:scj